

A DECLARATORY RESOLUTION
designating an "Economic
Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly
known as 6710 Innovation Boulevard,
Fort Wayne, Indiana 46818 (N-D
Tech Corporation).

WHEREAS, Petitioner has duly filed its petition dated
March 25, 1991, to have the following described property
designated and declared an "Economic Revitalization Area" under
Division 6, Article II, Chapter 2 of the Municipal Code of the
City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
12.1, to wit:

Lot 10 through 15, inclusive, in Summit
Industrial Park, together with the real
estate presently designated as Disc Drive,
together with all easements, rights, and
appurtenances, thereto, all in accordance
with the plat recorded as Document No. 86-
21841, in the office of the Recorder of Allen
County.

said property more commonly known as 6710 Innovation Boulevard,
Fort Wayne, Indiana 46818.

WHEREAS, said project will create 6 additional permanent
jobs for a total additional annual payroll of \$180,000.00, with
the average new annual job salary being \$22,000.00; and

WHEREAS, the total estimated project cost is
\$3,923,874.00, and

WHEREAS, it appears that said petition should be
processed to final determination in accordance with the provisions
of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section
6, below, the property hereinabove described is hereby designated
and declared an "Economic Revitalization Area" under I.C. 6-1.1-
12.1. Said designation shall begin upon the effective date of the

1 Confirming Resolution referred to in Section 6 of this Resolution
2 and shall continue for one (1) year thereafter. Said designation
3 shall terminate at the end of that one-year period.

4 SECTION 2. That upon adoption of the Resolution:

5 (a) Said Resolution shall be filed with the Allen County
6 Assessor;

7 (b) Said Resolution shall be referred to the Committee on
8 Finance and shall also be referred to the Department of Economic
9 Development Requesting a recommendation from said department
10 concerning the advisability of designating the above designated
11 area an "Economic Revitalization Area";

12 (c) Common Council shall publish notice in accordance
13 with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the
14 adoption and substance of this Resolution and
15 setting this designation as an "Economic
16 Revitalization Area" for public hearing;

17 (d) If this Resolution involves an area that has
18 already been designated an allocation area under
19 I.C. 36-7-14-39, then the Resolution shall be
20 referred to the Fort Wayne Redevelopment
21 Commission and said designation as an "Economic
22 Revitalization Area" shall not be finally approved
23 unless said Commission adopts a resolution
24 approving the petition.

25 SECTION 3. That, said designation of the hereinabove
26 described property as an "Economic Revitalization Area" shall
27 apply to both a deduction of the assessed value of personal
28 property for the new manufacturing equipment.

29 SECTION 4. That the estimate of the number of
30 individuals that will be employed or whose employment will be
31 retained and the estimate of the annual salaries of those
32

1 individuals and the estimate of the value of the estimate of the
2 value of the new manufacturing equipment, all contained in
3 Petitioner's Statement of Benefits, are reasonable and are
4 benefits that can be reasonably expected to result from the
5 proposed described redevelopment or rehabilitation and from the
6 installation of the new manufacturing equipment.

7 SECTION 5. The current year approximate tax rates for
8 taxing units within the City would be:

9 (a) If the proposed new manufacturing equipment is not
10 installed, the approximate current year tax rates
11 for this site would be \$7.339565/\$100.

12 (b) If the proposed new manufacturing equipment is
13 installed and no deduction is granted, the
14 approximate current year tax rate for the site
15 would be \$7.339565/\$100 (the change would be
16 negligible).

17 (c) If the proposed new manufacturing equipment is
18 installed, and a deduction percentage of eighty
19 percent (80%) is assumed, the approximate current
20 year tax rate for the site would be \$7.339565/\$100
21 (the change would be negligible).

22 SECTION 6. That this Resolution shall be subject to
23 being confirmed, modified and confirmed or rescinded after public
24 hearing and receipt by Common Council of the above described
25 recommendations and resolution, if applicable.

26 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
27 determined that the deduction from the assessed value of the
28 assessed value of the new manufacturing equipment shall be for a
29 period of 5 years.
30
31
32

1 SECTION 8. The benefits described in the Petitioner's
2 statement of benefits can be reasonably expected to result from
3 the project and are sufficient to justify the applicable
4 deductions.

5 SECTION 9. That this Resolution shall be in full force
6 and effect from and after its passage and any and all necessary
7 approval by the Mayor.

8
9 Neil E. Guzzinta
10 Councilmember

11 APPROVED AS TO FORM
12 AND LEGALITY

13 J. Timothy McCaulay
14 J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____ seconded by _____, and duly adopted, read the second time title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ of _____, 19____, at _____ o'clock _____ .M., E.S.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Ordinary seconded by Ordinary, and duly adopted, placed on its passage. PASSED Ordinary by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>	<u>1</u>		<u>1</u>
BRADBURY		<u>✓</u>		
BURNS	<u>✓</u>			
EDMONDS.	<u>✓</u>			
GiaQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD				
SCHMIDT	<u>✓</u>			<u>✓</u>
TALARICO	<u>✓</u>			

DATED: 4-9-91.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. Q-14-91 on the 9th day of April, 1991.

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico SEAL
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of April, 1991 at the hour of 1:20 o'clock P. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of April 1991, at the hour of 11:15 o'clock A .M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions		Total Tax Rates
1.	Current total tax rate.	\$
2.	Approximate tax rate if project occurs and no deduction is granted.	\$
3.	Approximate tax rate if project occurs and a deduction is assumed.	\$

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☐ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☐ Yes ☐ No
 - 3) No limitations on type of deduction (check if no limitations) ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%



STATEMENT OF BENEFITS

STATE BOARD OF TAX COMMISSIONERS

State Form 27187 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body City of Fort Wayne	County Allen
Name of Taxpayer ND-Tech Corporation	
Address of Taxpayer (Street, city, county) 6710 Innovation Blvd. Fort Wayne Allen County	ZIP Code 46818

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above	Taxing District
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: 3 Aida Presses - \$3,330,180 Spectrograph - \$65,768 Zeiss CMM - \$354,815 Magneflux - \$30,317 Nagase Grinder - \$51,300 Safe-T-Lite - \$9,494 Mazak CNC Lathe - \$82,000	
(Attach additional sheets if needed)	Estimated Starting Date April 1, 1991
	Estimate Completion Date June 30, 1991

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number 15	Salaries	Number Retained 15	Salaries	Number Additional 6	Salaries 23,000 each
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SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values				
Plus estimated values of proposed project				
Less: Values of any property being replaced				
Net estimated values upon completion of project				

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.		
Signatures of Authorized Representative 		
Title E.V.P.	Date of Signature 2-25-91	Telephone Number 319 489 2700



MEMORANDUM

TO: City Council Members

FROM: Karen A. Lee, Business Development Specialist

DATE: March 27, 1991

RE: Tax Abatement Application by N-D Tech Corporation

Background:

N-D Tech Corporation is a manufacturer of automotive parts. They want to purchase \$3,923,874.00 of new manufacturing equipment.

Reviewing Alternatives:

Approval of N-D Tech's tax abatement will allow for the creation of six (6) new jobs.

Recommendations:

The staff's recommendation is that the tax abatement be approved for N-D Tech for five years on the new equipment.

jkb

"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: N-D Tech Corporation
 Site Location: 6710 Innovation Boulevard
Fort Wayne, Indiana 46818
 Councilmanic District: 3rd Existing Zoning: M-2
 Nature of Business: Construct plant to cold form parts for transportation industry.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Purchase new manufacturing equipment such as three Aida Presses - 1000t, 630t, 400t, Zeiss CMM, Mazak CNC Lathe, Grinder, Spectrograph Magneflux T-Saftelite

Type of Tax Abatement: Real Property _____ Manufacturing Equipment X
Estimated Project Cost: \$3,923,874.00 _____ Permanent Jobs Created: 6

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No
2. Designation should be limited to a term of 1 year(s).
3. The period of deduction should be limited to 5 year(s).

COMMENTS:

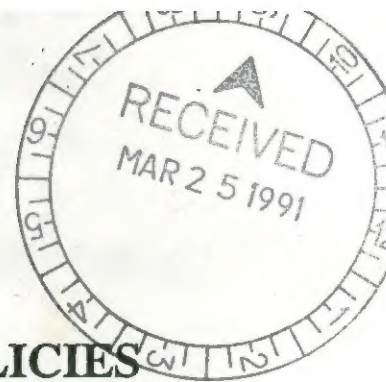
5 year abatement for new manufacturing equipment

Staff _____

Director _____

Date _____

Date _____



TAX ABATEMENT

FORT WAYNE COMMON COUNCIL POLICIES

1. Economic Development Revitalization Area designation is made for a one year period unless otherwise requested by the applicant.
2. The tax abatement application must be filed in the office of the Fort Wayne Department of Economic Development prior to the applicant receiving any necessary building permits or new equipment being purchased.
3. In reviewing an application, the Department of Economic Development and the Fort Wayne Common Council will consider the number and type of new jobs to be created and/or retained by the project. These jobs should be permanent, full-time positions. In addition, an increase to the labor force should result from the project rather than the redistribution of existing jobs.
4. Before a tax abatement application will be processed, the proper zoning is required.

Type of Project	Downtown	UEZ	Industrial Zoned Land Requiring Public Improvements	Industrial Zoned Land Not Requiring Public Improvements
Manufacturing/ Wholesaling*		10 yrs	6 yrs	10 yrs
Commercial Offices**	10 yrs	6 yrs	3 yrs	3 yrs
Retail***	6 yrs			

* Each use will be determined by the Standard Industrial Code Classification System.

** Office projects in industrial zoned land must be subordinate to the principal industrial use of land.

***Retail projects not in the downtown area are not subject for designation.

**"ECONOMIC REVITALIZATION AREA"
PROCEDURES
FORT WAYNE, INDIANA**

1. Applicant receives an application for designation of property as an "Economic Revitalization Area" and Statement of Benefits form.
2. Application is completed and filed in the Office of the Department of Economic Development along with the Statement of Benefits form and the application fee.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 750
\$1,000,001 and over	\$1,000

3. Application is reviewed and Economic Development recommendation is prepared if applicable.
4. The Department of Economic Development prepares a declaratory and confirmatory resolution for a designation application. Both resolutions are introduced to City Council. Introductions may take place on either the 2nd or 4th Tuesdays of each month. The duration between introduction and passage is usually 3 or 4 weeks (The application must be submitted to the Department of Economic Development at least one week before the desired introduction date).
5. Resolution to confirm designation is sent to Committee on Finance.
6. Applicant presents project to Committee on Finance.
7. City Council holds a public hearing.
8. City Council votes on resolution to confirm designation.

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

Real Estate Key Number for the Property:_____

SIC Code of Principal User of Property: 3463

B. PROJECT SUMMARY INFORMATION

YES NO

Is the project site solely within the city limits of the City of Fort Wayne?

X

Is the project site within the regulatory floodplain?

 X

Is the project site within the rivergreenway area?

 X

Is the project site within a Redevelopment area?

 X

Is the project site within a platted industrial park?

X

Is the project site within the designated downtown area?

 X

Will this project require public improvements?

 X

- Sewer Lines
 Water Lines
 Road Improvements
 Other

Does your company plan to request state or local assistance to finance these public improvements?

 X

Will the proposed project have any adverse environmental impact?

 X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?

Manufacturing Automotive Parts

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) is currently on the property?

What is the condition of the structure(s) listed above? _____

Current assessed value of real estate:

Land _____
Improvements _____
Total _____

What was the amount of total property taxes owed during the immediate past year? \$ _____ for year 19 ____.

Give a brief description of the proposed improvements to be made to the real estate.

What is the total cost of the project? \$ _____

What is the anticipated first year tax savings attributable to this designation? \$ _____

Explain how your company plans to use these tax savings.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: _____

What was the amount of personal property taxes owed during the immediate past year? \$ 0 for year 19⁹⁰.
(Company start-up, facility under construction)

Give a brief description of new manufacturing equipment to be installed at the project site.

Three Aida Presses - 1000t, 630t, 400t

Zeiss CMM, Mazak CNC Lathe, Grinder, Spectrograph

Magneflux, Safe-T-Lite

Cost of new manufacturing equipment: \$ 3,923,874.00

Development Time Frame:

When will installation begin of new manufacturing equipment?
As soon as possible

When is installation expected to be completed? June 1991

Explain how your company plans to use these tax savings.

Training for current and new employees. Put toward
future purchase of new equipment

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$ 60,000

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 15

How many permanent jobs will be created as a result of this project? 6

Anticipated time frame for reaching employment level stated above Within three months

Current annual payroll: \$ 805,000

New additional payroll: \$ 180,000

What is the nature of the jobs to be created?

Manufacturing Engineer

Please provide the annual salary range for the jobs being created:

Minimum 21,000 Maximum 23,000 Average 22,000

Please check if these newly-created jobs provide any of the listed benefits:

<u> X </u>	Pension Plan
<u> </u>	Tuition Reimbursement
<u> X </u>	Major Medical Plan
<u> X </u>	Life Insurance
<u> X </u>	Disability Insurance

List any benefits not mentioned above:

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u> </u>	JobWorks
<u> </u>	Benito Juarez Center
<u> </u>	Township of Wayne
<u> </u>	Catholic Charities Ft Wayne-South Bend Diocese
<u> </u>	Community Action of Northeast Indiana, Inc.
<u> </u>	State of Indiana, Department of Public Welfare
<u> </u>	Fort Wayne Rescue Mission
<u> </u>	Lutheran Social Services, Inc.
<u> </u>	Fort Wayne Urban League, Inc.
<u> </u>	Fort Wayne Women's Bureau
<u> </u>	State of Indiana, Employment Security Division
<u> </u>	State of Indiana, Vocational Rehabilitation Services
<u> </u>	Anthony Wayne Services
<u> </u>	Indiana Department of Commerce
<u> </u>	Indiana Institute of Technology
<u> X </u>	Indiana Purdue University at Fort Wayne
<u> </u>	Ivy Tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

We are Ft. Wayne Industrial Park (City developed)

In what Township is the project site located? Washington

In what Taxing District is the project site located? _____

G. CONTACT PERSON

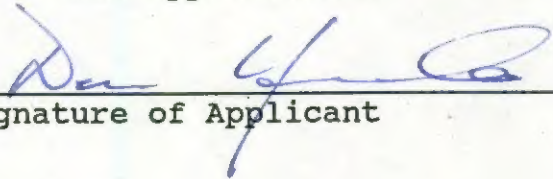
Name and address of contact person for further information if required:

Dan Yamanaka

6710 Innovation Blvd. Fort Wayne, IN 46818

Phone number of contact person: (219) 489-3700

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.


Signature of Applicant

March 25/81
Date

EXHIBITS

The following exhibits must be attached to the application for it to be considered complete.

1. Legal description of property. *no*
2. Check for application fee (see table below) to be made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 750
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated). *no*

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Purchase of new manufacturing equipment used to manufacture automotive parts. Total cost of equipment is \$3,923,874.00. N-D Tech Corporation.

Q-91-04-10

EFFECT OF PASSAGE Will allow for the creation of six new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-91-04-10

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GIAQUINTA, CHAIRMAN
DONALD J. SCHMIDT, VICE CHAIRMAN
BRADBURY, REDD, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 6710 Innovation Boulevard, Fort
Wayne, Indiana 46818 (N-D Tech Corporation)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Mark E. Giaquinta

Donald J. Schmidt

Bradbury

Reed

Burns

DATED: 4-9-91.

Sandra E. Kennedy
City Clerk